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8
9 UNITED STATES DISTRICT COURT
10 DISTRICT OF NEVADA

11 WELLS FARGO BANK, N.A. AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF
12 STRUCTURED ASSET MORTGAGE
INVESTMENTS II INC., GREENPOINT
13 MORTGAGE FUNDING TRUST 2005-AR4,
MORTGAGE PASS-THROUGH
14 CERTIFICATES, SERIES 2005-AR4, a
national banking association,

15 Plaintiff,

16 v.

17 SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company;
18 SUNRISE VILLAS V HOMEOWNERS
ASSOCIATION; and NEVADA
19 ASSOCIATION SERVICES,

20 Defendants.

21 SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company,

22 Counter/Cross Claimant,

23 v.

24 WELLS FARGO BANK, N.A., AS
TRUSTEE FOR THE
25 CERTIFICATEHOLDERS OF
STRUCTURED ASSET MORTGAGE
26 INVESTMENTS II, INC., GREENPOINT
MORTGAGE FUNDING TRUST 2005-AR4,
27 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-AR-4, a

CASE NO.: 2:16-cv-01788-JCM-NJK

**STIPULATION AND ORDER TO
DISMISS DEFENDANT SUNRISE
VILLAS V HOMEOWNERS
ASSOCIATION**

national banking association; and DEANNA
ADLER, an individual,

Counter/Cross Defendants.

Pursuant to Fed. R. Civ. P. 41(a), Plaintiff Wells Fargo Bank, N.A. as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc., GreenPoint Mortgage Funding Trust 2005-AR4, Mortgage Pass-Through Certificates, Series 2005-AR4 (“Wells Fargo”) and Defendant Sunrise Villas V Homeowners Association (the “HOA”) (collectively, the “Parties”), through their counsel of record, stipulate as follows:

1. On July 27, 2016, Chase filed its complaint in this action, naming the HOA as a necessary party.

2. Chase agrees to dismiss the HOA with prejudice.

3. The Parties agree that the HOA, although no longer a party to this case, shall be bound by and will cooperate in the enforcement of any final judgment that this Court enters regarding quieting title and declaratory relief as between the remaining Defendants, Chase, and any other party, relating to their respective interests in property located at 3138 Espanol Dr., Las Vegas, Nevada 89121; APN #162-13-711-038 (the “Property”).

4. The HOA further agrees to participate in any third party discovery Chase may propound upon it after the HOA’s dismissal in accordance with the Federal Rules of Civil Procedure.

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1 Dated: June 16, 2017.

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3 Respectfully submitted,
4 BALLARD SPAHR LLP

BOYACK ORME & ANTHONY

5 By: /s/ Justin A. Shiroff
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9 *Attorneys for Plaintiff Wells Fargo*
10 *Bank, N.A.*

Attorney for Defendant Sunrise Villas V
11 *Homeowners Association*

12
13 **ORDER**

14 Based on the above stipulation between Chase and Defendant HOA and good
15 cause appearing therefore,

16 IT IS ORDERED that the HOA only shall be dismissed from this litigation
17 with prejudice.

18 IT IS FURTHER ORDERED that the HOA shall be bound by and cooperate in
19 the enforcement of any final judgment that this Court enters on the claims for
20 quieting title and declaratory relief as between the remaining Defendants, Chase,
21 and any other party, relating to their respective interests in the Property.

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23 
UNITED STATES DISTRICT JUDGE

24 June 21, 2017
25 Dated: _____